GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Mandapeta Municipality - Change of Land use from Industrial use to Commercial use in R.S.No.537/2 to an extent of 4067.235 sq.mts. as applied by Sri V.Narayana Murthy and others – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 9 **Dated: 20-01-2016**

Read the following:-

1. From the Director of Town and Country Planning, AP, Hyderabad, Lr.Roc.No.3072/2014/R1, dated:06.01.2015.
2. Govt. Memo No.340/H1/2015, MA&UD (H1) Department, dated:27.01.2015.
3. From the Director of Industries, Hyderabad, Lr.No.29/ 1/2015/2439, dated:03.03.2015.
4. Government Memo No.340/H1/2015, MA&UD (H1) Department dated:01.07.2015.
5. From the Director of Town and Country Planning, AP, Hyderabad, Lr.Roc.No.3072/2014/R1, dated:15.07.2015.
6. Govt. Memo No.11411/I2/2012, Dated:30.06.2012.
7. Government Memo No.340/H1/2015, MA&UD (H1) Department, dated:26.08.2015
8. Andhra Pradesh Gazette No.209, dated:02.09.2015
9. From the Director of Town and Country Planning, AP, Hyderabad, Lr.Roc.No.3072/2014/R1, dated:27.10.2015
10. Objections received from Sri Kesavarapu Srinivasa Rao and 3 others.
11. Government Memo No.340/H1/2015, MA&UD (H1) Department, dated:05.01.2016.
12. From the Commissioner, Mandapeta Municipality Lr.Roc.No.2419/G1, dated 19.01.2016 along with Lr.Dt. 18.01.2016 of Tasildar, Mandapeta, East Godavari Dist.

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ORDER:

The draft variation to the land envisaged in General Town Planning Scheme, the Master Plan of Mandapeta, issued in reference 7th read above, was published in Extraordinary Andhra Pradesh Gazette No.209, Dt:02.09.2015. The Director of Town & Country Planning, Andhra Pradesh, Guntur in the reference 9th read above has informed that the Commissioner, Mandapeta Municipality has published the draft variation notification in two Daily News papers i.e., one in Eenadu in Telugu version and one in Indian Express in English version. On publication of notification, objection received from Sri K.Srinivasa Rao, and 3 others, R/o. Mandapeta on land ownership. While enclosing the objections, the Director of Town & Country Planning, Andhra Pradesh, Guntur has requested the Government to take further action in the matter. Vide reference 12th read above, that the Tasildar, Mandapeta has informed regarding land ownership of R.S.No.537/2, that the land belongs to private land and it is not Government land or assigned land and after 1934 transactions of the land and at present, the land in Sy.No.537/2 registered in the name of Sri V.Narayanaya Murthy and others. Hence, the objection made by the applicants regarding land ownership is examined and the same may not be considered. He has also informed that the applicant has paid an amount of Rs.24,408/- towards Development charges. Hence, the draft variation is confirmed.

(P.T.O.)

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Hyderabad.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Commissioner, Mandapeta Municipality, East Godavari District.
Copy to:
The individual through the Municipal Commissioner, Mandapeta Municipality, East Godavari District.
The District Collector, East Godavari District, Kakinada.
SF/SC.

// FORWARDED : BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the to the land use envisaged in Mandapeta General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.481 MA., dated: 19.09.2000, proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site, in R.S.No.537/2 to an extent of 4067.235 sq.mts. of Mandapeta Municipality. The boundaries of which are shown in the schedule hereunder and which is earmarked for Industrial use in the General Town Planning Scheme (Master plan) of Mandapeta sanctioned in G.O.Ms.No.481 MA., Dated:19.09.2000 is now designated for Commercial use by variation of change of land use and also based on the Council Resolution No.111, dated:27.10.2014 as marked "A to D" in the revised part proposed land use map G.T.P.No.10/2015/R available in the Municipal Office, Mandapeta town, **subject to the following conditions that;**

1. The applicant shall obtain prior technical clearance from competent authority before commencement of any developmental activity at the site under reference.
2. The provisions of category B2 of Table II of Rule 4 of A.P. Building rules 2012 issued vide G.O.Ms.No.168, MA dt:7.4.2012 shall be scrupulously followed.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.

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5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 46'-0" to 49'-0" wide road (40'-0" wide Master Plan Road)
East	:	Existing 15'-0" wide C.C. Road.
South	:	Property belongs to Sri B. Ramachandra Murthy & others
West	:	Property belongs to Sri V.V.S.S. Chowdary, State Bank of India, and Old Vanimahal Theatre

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER